

**Testimony of LANDMARK WEST!  
Certificate of Appropriateness Committee  
Before the Landmarks Preservation Commission  
Regarding 240 Central Park South  
June 8, 2004**

LANDMARK WEST! is a non-profit community organization committed to the preservation of the architectural heritage of the Upper West Side.

The Certificate of Appropriateness Committee wishes to comment on the application to establish a master plan governing the future installation of storefronts and windows.

We would like to thank the architect, Douglas Lister, for coming to Landmark West! and presenting the plans for 240 Central Park South to our Committee. We are very pleased to see this early Modern landmark, so prominently located at the junction of Central Park, Columbus Circle and Broadway, receiving the careful consideration it so justly deserves. 240 Central Park South has suffered over the years prior to designation from ad-hoc alterations that have eroded the integrity of its façade. We therefore applaud the concept of a master plan to ensure that future changes live up to the significance of this superb building that Robert A.M. Stern called "a finely tuned instrument of urbanism."

In general, we support the plan to closely match the original appearance of the marvelous, curving storefronts that wrap around onto Broadway. Our one recommendation is that we would like to see the bronze frieze restored to all of the storefronts. The bronze band that originally ran along the top of all of the storefronts created an elegant, continuous horizontal line that, if not restored, will disrupt the streamlined look that was intended.

We have more trouble with the window master plan as proposed. According to the architect, 240 Central Park South retains approximately 80% of its original delicate steel casement windows. It would be a shame to condone the replacement rather than restoration of these windows, especially given the important role of windows in this façade. The proposed aluminum windows do not match the profiles of the originals - in fact, according to the architect, they would result in an average 11% reduction in the glazing area. The members are clumsy in proportion and lack the refinement of the original steel windows. The overall effect on the façade would be dramatic. Therefore, we strongly urge the applicant and the Commission to take a cue from an earlier West Side window project, also overseen by this architect - the 1997 decision to restore rather than replace steel casement windows adopted by the board of the Art-Deco style 565 West End Avenue (H.I. Feldman, 1938). This project demonstrates that preservation of the original window fabric can be accomplished while satisfying practical needs of energy efficiency and noise reduction.

With regard to the placement of air conditioners, we agree that it is imminently more desirable for units to be located on the interior courtyard façade rather than the primary façade. We do question, however, the necessity of raising the mullion from its original location to allow for such large air-conditioner units. The fact that this has been done in the past should not set a precedent for the future.

**Testimony of LANDMARK WEST!  
Certificate of Appropriateness Committee  
Before the Landmarks Preservation Commission  
Regarding 25 Central Park West (The Century Apartments)  
June 8, 2004**

LANDMARK WEST! is a non-profit community organization committed to the preservation of the architectural heritage of the Upper West Side.

The Certificate of Appropriateness Committee wishes to comment on the application to enlarge two terrace door openings on the 17<sup>th</sup> floor, and to combine two openings on the 18<sup>th</sup> floor of the Central Park West façade.

Although these alterations are not highly visible from the street, the Committee has some reservations about the proposal. This application seems at best unnecessary, and at worst disruptive of the finely tuned rhythm of doors, windows and terraces on the Central Park West façade.

On the 17<sup>th</sup> floor, there are two sets of matching terrace doors, slightly sunken below the middle and outside sets of terrace doors; changing the height and width of one set of these terrace doors interferes with the careful balance of the façade. The heights of these sets of doors should match each other.

The proposal for the 18<sup>th</sup> floor, replacing a narrow door and window with a larger door, appears to be less disruptive. However, the bigger-picture concern is whether approval of these kinds of seemingly minor changes would set a precedent for future, piecemeal manipulation of the intricate, machine-like pattern of openings on one of New York City's most important Art-Deco skyscrapers.